

BK 0403 PG 0394

WARRANTY DEED

STATE MS.-DESOTO CO.  
FILED

Nov 14 10 44 AM '01

J. GARY VEAZEY, ET AL

TO

TIMOTHY SHAWN SHELTON

BK 403 394  
W. LK.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, full receipt and sufficiency of all of which are hereby acknowledged, WE, J. GARY VEAZEY AND MICHAEL J. MASSEY, do hereby SELL, CONVEY, AND WARRANT unto, TIMOTHY SHAWN SHELTON, the following described real property located and situated in Desoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 402, Section D, BUENA VISTA LAKES SUBDIVISION, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, recorded in Plat Book 5, Pages 40-41, reference to which is hereby made in aid of and as a part of this description. Said lot is situated in Section 13, Township 4 South, Range 8 West, DeSoto County, Mississippi

The above described real property is no part of the Homestead of the Grantor nor is it adjacent or contiguous thereto.

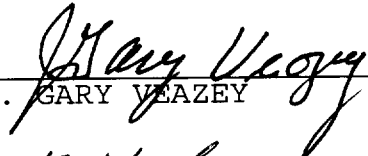

There is excepted from the warranty of this deed the 2001 assessments and liens, which attached by operation of law on January 1, 2001, but which taxes are not due and payable until on or before January 1, 2002; any encroachments or matters which a current and accurate survey of said real property might disclose; any road and/or utility easements or rights-of-way lying in, on, over, or across said real property; and the zoning and/or subdivision ordinances and/or regulations of DeSoto County, Mississippi. Also excepted from the warranty of this deed are any oil, gas or other minerals or mineral rights which may have been conveyed, retained or reserved by any of the predecessors in title.

Grantors hereby reserve a Vendor's Lien which is further

BK0403PG0395

secured by a Deed of Trust of even date herewith. Said Vendor's Lien shall automatically be canceled upon proper cancellation of said Deed of Trust.

WITNESS OUR SIGNATURE on this the 9<sup>th</sup> day of November, 2001.

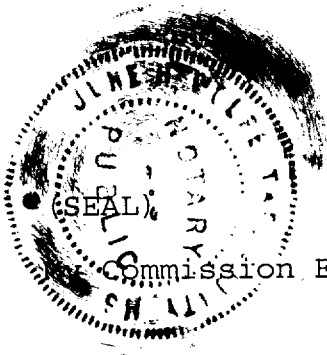
  
J. GARY VEAZEY  
  
MICHAEL J. MASSEY

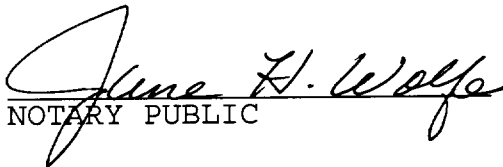
STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, J. GARY VEAZEY AND MICHAEL J. MASSEY who did acknowledge to me that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 9<sup>th</sup> of November, 2001.



  
NOTARY PUBLIC

GRANTOR'S ADDRESS & PHONE:  
210 West Main Street  
Senatobia, MS 38668  
PHONE: 662-562-6262 Work  
Phone: 662/562-5605 Home  
SS# 425-78-4766

GRANTEES' ADDRESS & PHONE:  
4791 Hwy. 51  
Nesbit, MS 38651  
Mailing Address:  
1018 Tunderbird Dr.  
Hernando, MS 38632  
Phone: 901/647-4206 Home  
662/895-9770 Work  
SS# 587-33-2728

PREPARED BY:  
LAMAR AND HANNAFORD, P.A.  
214 South Ward Street  
Senatobia, MS 38668  
Phone: (662) 562-6537

Notary Public State of Mississippi At Large  
My Commission Expires: May 9, 2004  
Bonded Thru Heiden, Brooks & Garland, Inc.